



## 36 Cranbrook Cape Calgary Alberta

\$949,900

**\*\*\*OPEN HOUSE\*\*\*** October 21st from 12:00pm-3:00pm & October 22nd from 2:00pm-5:00pm. Don't miss this amazing opportunity to own this wonderfully upgraded two storey home with over 2600 square feet above grade backing onto the escarpment in the popular area of Riverstone in Cranston! Just a quick walk to the banks of the Bow River, the main floor highlights include luxury vinyl plank floors, 9' ceilings, white shaker style kitchen cabinetry, quartz countertops, stainless steel appliances including a wall mount oven and counter top gas stove, herringbone style decorative backsplash, a walk-through pantry, large kitchen island with breakfast eating bar, a dining area just off the kitchen, a bright and spacious living room with a tile surround cozy gas fireplace with mantle, a powder room and a flex space that could be used as a home office. Follow the wrought-iron spindle staircase upstairs to the large bonus room overlooking the picturesque escarpment, a common 4 piece bathroom, the laundry room with front loaders, a sink, cabinetry and decorative floor tiles, four large bedrooms including the master featuring plenty of closet space and a spa-like five piece ensuite featuring a free standing tub, glass enclosed shower, dual sinks and quartz countertops. Enjoy the sights and sounds of nature in the back yard with plenty of space for the kids to play and lots of potential for a garden and large back deck. Located close to schools, shops, restaurants, transit, the South Health Campus and quick access to Deerfoot and Stoney Trails. Book your viewing today! (id:6769)

Living room 14.92 Ft x 13.67 Ft

Kitchen 14.08 Ft x 12.83 Ft

Dining room 12.83 Ft x 10.50 Ft

Den 8.75 Ft x 8.67 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.42 Ft x 12.58 Ft

Bedroom 12.50 Ft x 9.58 Ft

Bedroom 11.75 Ft x 10.00 Ft

Bedroom 11.75 Ft x 10.58 Ft

Recreational, Games room 14.92 Ft x 13.92 Ft

Laundry room 7.50 Ft x 6.33 Ft

5pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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